

JACKSON TOWNSHIP PLANNING BOARD MEETING

Monday, October 23, 2023

The October 23, 2023 special meeting of the Jackson Township Planning Board was called to order at 7:00 p.m. by Board Chairman Mr. Herman with a salute to the flag by all present. Mr. Herman read the Open Public Meetings Act Statement noting that adequate notice has been provided and advertised in the manner prescribed by law.

Roll Call: Mr. Bressi, Mayoral Designee
Mr. Burnstein
Mr. Riker
Mr. Sullivan
Ms. DeMarzo (Alternate I)
Mr. Wall
Mr. Herman, Chair

Absent: Mr. Haring
Mr. Heller (Alternate II)
Dr. Campbell, Vice Chair
Irina Darrar, Recording Secretary

Also Present: Robert C. Shea II, Esq., Planning Board Attorney
Ernie Peters, Planning Board Planner
Doug Klee, Planning Board Engineer
Laura Morrison, Planning Board Secretary
Anthony Jacob, Computer Technician

Application for Block: 301; Lot: 5 – Down to Earth Farms, LLC

Mr. Klee stated that minimum lot width is 300 feet and only 172 feet is provided. The applicant has agreed to pay into the Pedestrian Safety Fund. Stormwater rules have recently changed again and Mr. Klee is unsure if this is covered under the new rules or the old rules. He will work with the applicant's attorney on that and some other outstanding technical issues. Mr. Peters stated that this property is located in the LM Zone. He asked for details on surrounding uses. Salvatore Alfieri, Esq., the applicant's attorney, is prepared to address all review comments. Ryan McDermott, Dynamic Engineering Consultants, was sworn in as a licensed engineer and presented Exhibit A, an aerial exhibit and Exhibit A2, an overall site plan rendering in color. The long, narrow shape of the lot is an existing non-conformity. There are wetlands in the rear of the site. A Letter of Interpretation has been received from the DEP. The applicant is seeking preliminary/final approval to construct an office building and flex warehouses. The flex warehouses will be located in the rear of the property and will be 18,000 square feet. There will be six future tenants, each with at least 3,000 square feet, with only a few hundred feet of office space for each tenant. The driveway is part of the drive aisle so a waiver is needed. Parking is provided to the west and south of the building and there is a ten foot wide paver access lane. Fire Prevention has submitted a review and all comments will be addressed and complied with. Trash will be taken by a private hauler once or twice per week. 68 parking spaces are adjacent to

the building as well as 5 EV spaces. There are nine spaces adjacent to the flex warehouse. A variance relief for parking spaces is requested. As per 244-62 A(17): no goods will be sold from the premises; all items will be stored in a completely enclosed building; and the warehousing or storage of hazardous chemicals is prohibited. A Statement of Operations has been provided. The 100 foot required buffer is met. The new stormwater regulations were put in place in July, therefore they are grandfathered because their stormwater was done in June. There is no public water service. There is a well on the north side of the property. They have MUA approval for the septic system. Ocean County Health Department is pending. Two building mounted signs, 80 feet each, are proposed and fully compliant as well as a 30 foot monument sign.

Michael Testa, licensed architect in the State of New Jersey, was sworn in. The building is fully ADA compliant. Exhibit A3 showed a three dimensional colored rendering of the office building. Exhibit A4 showed a rendering of the flex building. A5 showed a two dimensional drawing. Both buildings can accommodate some solar panels. Ms. DeMarzo asked what the bottom floor of the office building will be used for. Mr. Testa replied that there will be a meeting room for staff only. Mr. Alfieri agreed that no office space will be located in the basement.

Mr. Peters asked what would happen if additional parking is needed as parking was not provided for an 18,000 square foot building. Justin Taylor, licensed engineer in the State of New Jersey, was sworn in. This application does not impact traffic. Parking calculations were based on the amount of office space versus flex warehouse space.

William Merkler, applicant and owner of the property, as well as operator of Landscape, Inc. was sworn in. He stated that a lot of storage area is required and so is the meeting room which staff can also use for training purposes. Mr. Riker asked if additional people would be coming to the building for training. Mr. Merkler replied no. Mr. Peters asked what will happen if all of the space ends up being office space. Mr. Alfieri replied that the applicant will not be doing that and a deed restriction can be put in place. Mr. Herman asked if the remaining basement space was storage only. Mr. Alfieri replied yes and that a deed restriction can be done for this. Mr. Sullivan asked about the second floor as it is included in the parking calculations. Mr. Testa replied that the space is unusable. Mr. Riker suggested classifying that space as mechanical. Mr. Alfieri agreed.

John Taikina, licensed planner in the State of New Jersey, was sworn in. C variance relief for the lot width and C variance relief for the setback variance to the wetlands area are requested. Mr. Klee and Mr. Peters had no further comments or questions.

Mr. Herman opened the meeting to public comments. No public comments. Mr. Sullivan made a motion, seconded by Mr. Riker, to close public comments. All members in favor among those present.

Mr. Riker made a motion, seconded by Mr. Burnstein, to approve this preliminary/final major site plan application. Voted yes: Mr. Bressi, Mr. Burnstein, Mr. Riker, Mr. Sullivan, Ms. DeMarzo, Mr. Wall, Mr. Herman.

Application for Block: 4201; Lots: 2, 56 and 57 – Jackson 21

Mr. Burnstein left the meeting.

Mr. Klee stated that this is a minor subdivision application to establish two new building lots on the property. Mr. Peters stated that this application is to turn the three existing lots into two and that this is just a lot line adjustment. Brian Parker, Esq. served as the applicant's attorney in place of Ronald Shimanowitz, Esq. David Eareckson, Matrix New World Engineering, was sworn in as a civil engineer with over 20 years of experience. The property is three lots, two on West Commodore Boulevard and one on Cedar Swamp Road. This is really just a lot line adjustment. Mr. Peters asked if the stormwater basin will be owned by an entity. Mr. Eareckson replied that ownership is not changing but it may be sold in the future. Mr. Riker asked for clarification about the regional water basin and where the water is coming from. Mr. Eareckson replied that that is a regional basin from I-195 past Freehold Road and is not this basin. The applicant wanted to handle stormwater in a regional fashion. Curbs and sidewalks are required with this application, however, the applicant is asking for a temporary waiver as their major subdivision and site plan application, of which this property is part of, will be heard by the Planning Board next month. Mr. Klee agreed that curbs and sidewalks will be included as part of the site plan.

Mr. Herman opened the meeting to public comments. No public comments. Mr. Sullivan made a motion, seconded by Mr. Bressi, to close public comments. All members in favor among those present.

Mr. Bressi made a motion, seconded by Ms. DeMarzo, to approve this minor subdivision application. Voted yes: Mr. Bressi, Mr. Riker, Mr. Sullivan, Ms. DeMarzo, Mr. Wall, Mr. Herman.

Mr. Riker made a motion, seconded by Mr. Sullivan, to adjourn the meeting. All members in favor among those present.

Respectfully submitted by,

Laura Morrison
Planning Board Secretary